116.0	0001	0025.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	642,200 /	642,200
					USE VALUE:	642,200 /	642,200
					ASSESSED:	642,200 /	642,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRALEY ANDREW/CARA
Owner 2:	
Owner 3:	
Street 1:	81 WRIGHT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BENNETT MARK -
Owner 2:	-
Street 1:	83 BURNS HILL RD
Twn/City:	HUDSON
St/Prov:	NH Cntry:
Postal:	03051

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6100.000	217,700	2,400	422,100	642,200
Total Card	0.140	217,700	2,400	422,100	642,200
Total Parcel	0.140	217,700	2,400	422,100	642,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.83 /Parcel: 477.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 74387

GIS Ref

GIS Ref

Insp Date 09/24/18

!8998!

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0001-0025.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	217,700	2400	6,100.	422,100	642,200		Year end	12/23/2021
2021	101	FV	210,500	2400	6,100.	422,100	635,000		Year End Roll	12/10/2020
2020	101	FV	210,500	2400	6,100.	422,100	635,000	635,000	Year End Roll	12/18/2019
2019	101	FV	181,500	2400	6,100.	416,100	600,000	600,000	Year End Roll	1/3/2019
2018	101	FV	181,300	2400	6,100.	319,600	503,300	503,300	Year End Roll	12/20/2017
2017	101	FV	181,300	2400	6,100.	301,500	485,200	485,200	Year End Roll	1/3/2017
2016	101	FV	181,300	2400	6,100.	277,400	461,100	461,100	Year End	1/4/2016
2015	101	FV	170,100	2400	6,100.	259,300	431,800	431,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:17:34

LAST REV

Date	Time
10/02/18	09:05:14
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8998

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENNETT MARK	49374-546		4/30/2007		430,000	No	No		
BENNETT GORDON	31983-472		11/1/2000	Family	100	No	No	4	
	10116-339		9/5/1962			No	No		N

USER DEFINED

Prior Id # 1:	74387
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/8/2010	597	Wood Dec	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	CC	Chris C
3/23/2009	Measured	197	PATRIOT
12/3/2008	MLS	MM	Mary M
7/24/2007	MLS	HC	Helen Chinal
2/10/2000	Meas/Inspect	263	PATRIOT
9/3/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6100		Sq. Ft.	Site		0	70.	0.99	6									422,102						422,100	

Total AC/HA:	0.14004	Total SF/SM:	6100	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	422,102	Spl Credit		Total:	422,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	145.545
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	315459
Depreciation:	97792
Depreciated Total:	217667

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

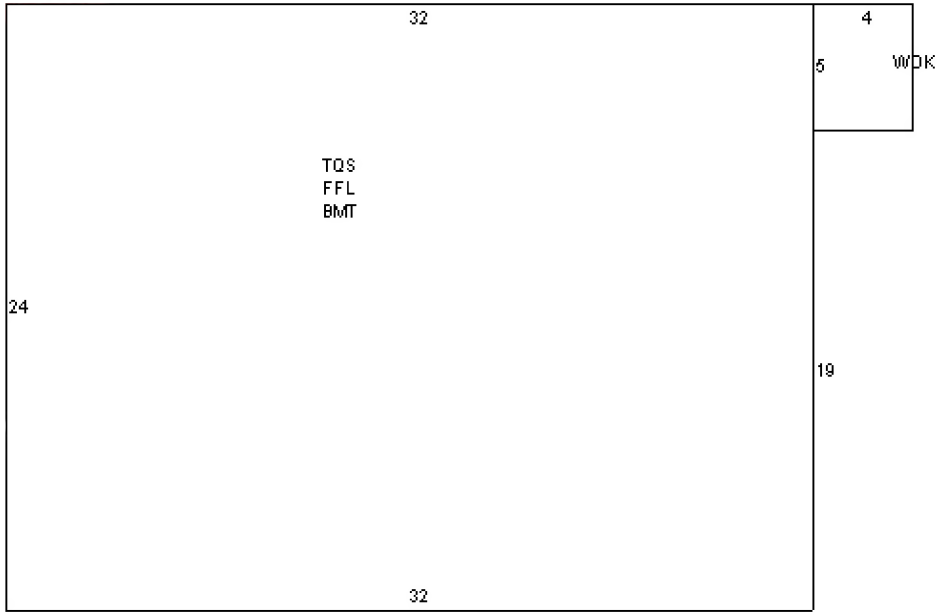
No Unit	RMS	BRS	FL
	7	4	
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	145.54
Special Features:	0	Val/Su Net:	102.11
Final Total:	217700	Val/Su SzAd	161.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	43.660	33,534
FFL	First Floor	768	145.540	111,778
TQS	3/4 Story	576	145.540	83,834
WDK	Deck	20	15.680	314
	Net Sketched Area:	2,132	Total:	229,460
Size Ad	1344	Gross Area	2324	FinArea 1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 116.0-0001-0025.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	12X14	G	GD	2010	14.94	T	5.4	101			2,400			2,400

More:	N	Total Yard Items:	2,400	Total Special Featues:	Total: 2,400

IMAGE

AssessPro Patriot Properties, Inc